

Cedar Area Fire & Rescue Station Evaluation

Completed By: Chief Doornbos



Facility Information

- Located at 8907 Railroad Ave, our Station sits at the North end of town near the river.
- We are not exactly sure what parcel of land our building occupies as it appears to be on more than one.



Facility Growth

- Our original building (Blue Box) was built in the 1950's(?).
- The first addition (Orange Box) was completed in the 1994.
- The most recent addition (Red Box) was the hallway at the rear of the building so sleeping quarters could be created and was completed in 2017.



Current Conditions

-Exterior-

- A major hazard for our building is the roadway that runs between the hardware and the corner of our building. Numerous instances of close calls have resulted in the orange barrels that you may see at the corner of our building. As we pull out from the apparatus bay we cannot see vehicles coming down Railroad and they cannot see us. This is an issue that we are working on with the road commission.



Current Conditions

-Roof-

- The roof has areas that appear to be worn and in need of repair in the near future. There are apparent leaks in the rear of the building into the new crew quarters and along the wall near the dayroom door.
- See attached for quotes.



Current Conditions

-Front of the Building-

- Generally, the front of the building does not need any major structural issues addressed.
- The garage doors are nearing the end of their service life. They are becoming hard to find parts / panels for and are becoming in need of service more frequently.



Current Conditions

-North Side-

- Paint is thinning and in need of work.



Current Conditions

-East Side-

- Paint is thinning and in need of work.



Current Conditions

-South Side-

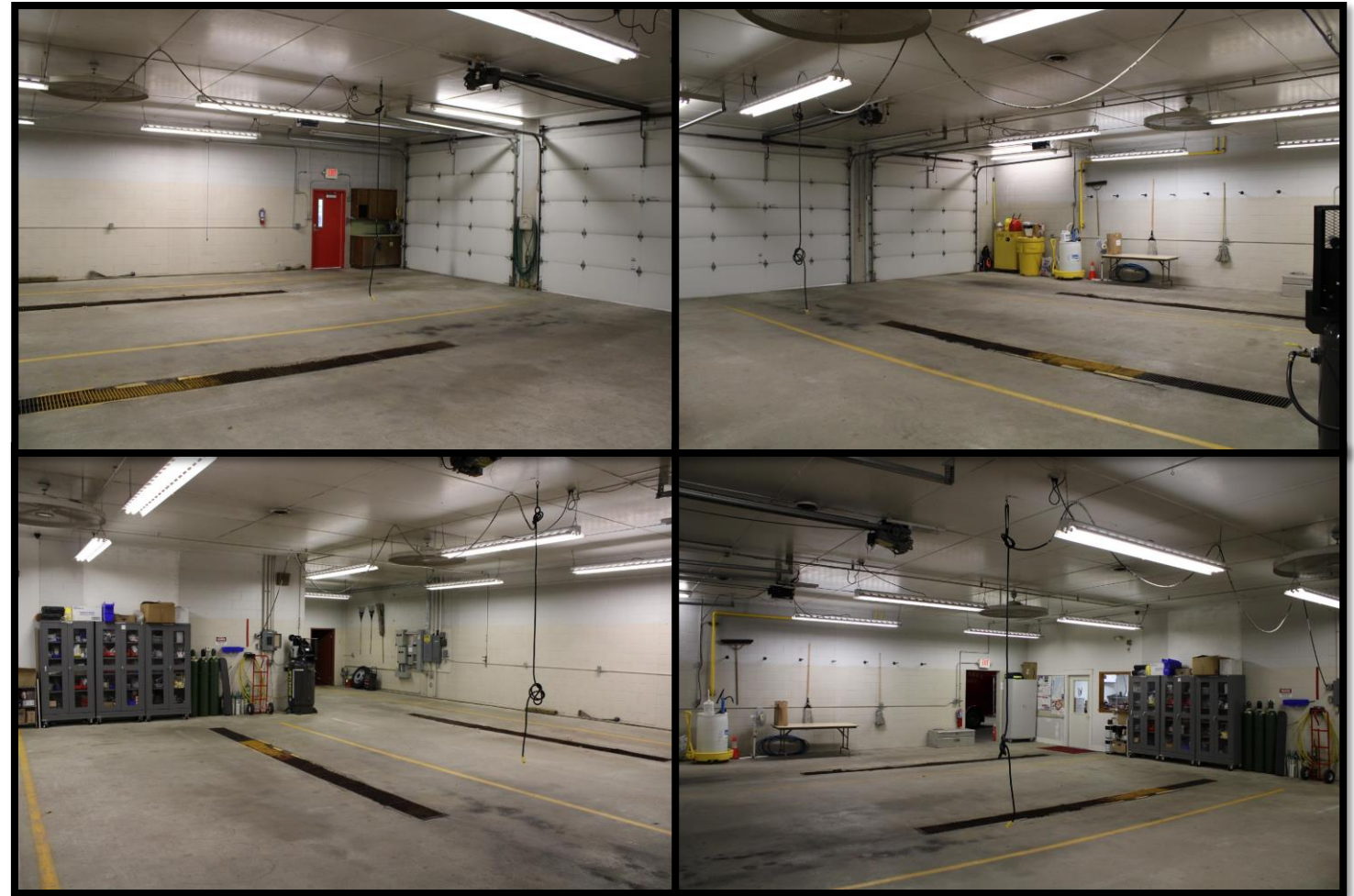
- Paint is thinning and in need of work.
- Signage and lighting should be addressed at the entrance door.



Current Conditions

-South Apparatus Bay-

- Lacks ambient lighting.
- Lighting fixtures are out of date and not energy efficient.
- Some electrical connections for apparatus are extension cords and not appropriately mounted.
- Paint on walls and ceiling should be addressed.
- Floors are in disrepair and not sealed to prevent permeation.



Current Conditions

-North Apparatus Bay-

- Lacks ambient lighting.
- Lighting fixtures are out of date and not energy efficient.
- Some electrical connections for apparatus are easily overloaded and GFI/Breakers trip often.
- Paint on walls and ceiling should be addressed.
- Floors are in disrepair and not sealed to prevent permeation.



Current Conditions

-Dayroom & Kitchen-

- Lacks ambient lighting.
- Lighting fixtures are out of date and not energy efficient.
- Some electrical connections are extension cords and not appropriately mounted.
- Paint on walls and ceiling should be addressed.
- Floors need updating
- Kitchen should be updated and outfitted with energy efficient appliances.
- Used for multiple things including dining room, day room, offices, training room, meeting room.
- Some joints in the exterior wall show light through them as the mortar joints have cracked.
- Bathrooms off this room do not meet ADA requirements.



Current Conditions

-Hallway Addition-

- Apparent paint separating from the drywall in multiple areas from roof leaks.
- No ability to add a third persons' sleeping quarters.
- No attic access ability.



Current Conditions

-HVAC-

- HVAC appears to all be in good working condition.
- This equipment is under a yearly service contract to assure its continued operation.



Current Conditions

-Electrical-

- Unknown overall electrical condition. With all the renovations the building has had in its lifetime it's difficult to assess without a professional.
- Building generator is in good working condition.



Current Conditions

-Plumbing-

- Our building is on a holding tank for all water used.
- Unknown overall plumbing condition. With all the renovations the building has had in its lifetime it's difficult to assess without a professional.

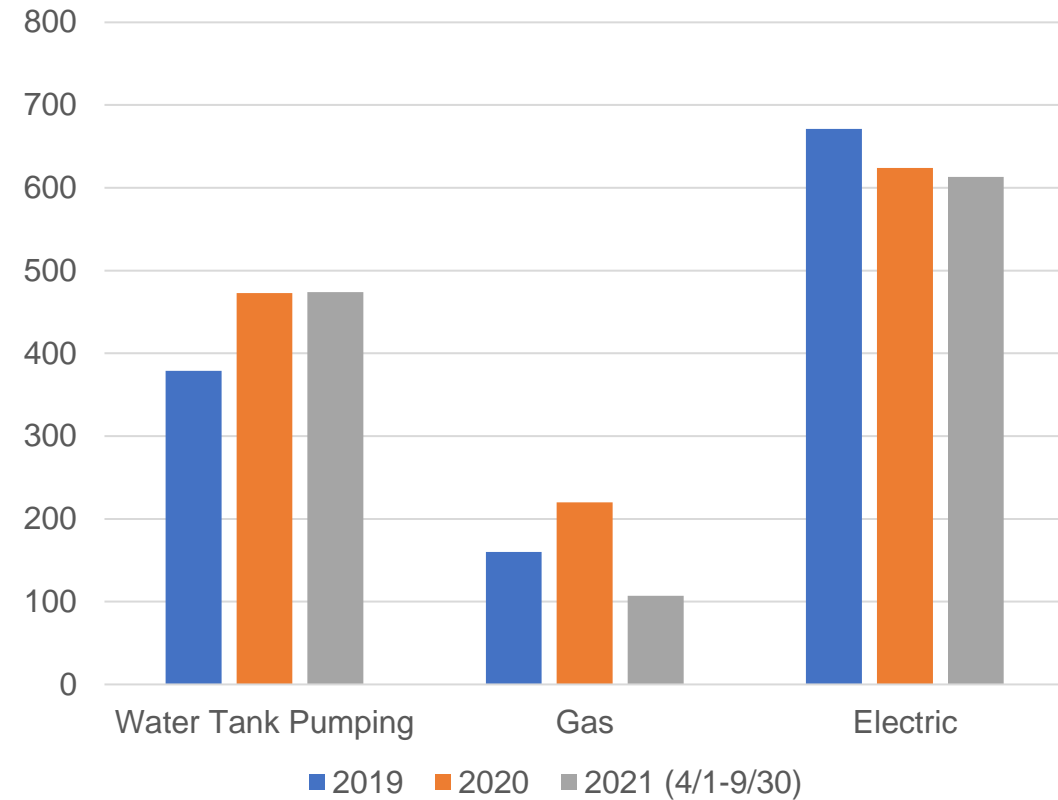


Current Conditions

-Yearly Utilities Cost-

- Water Tank Pumping
 - Williams & Bay Pumping
- Gas
 - DTE Energy
- Electric
 - Consumers Energy

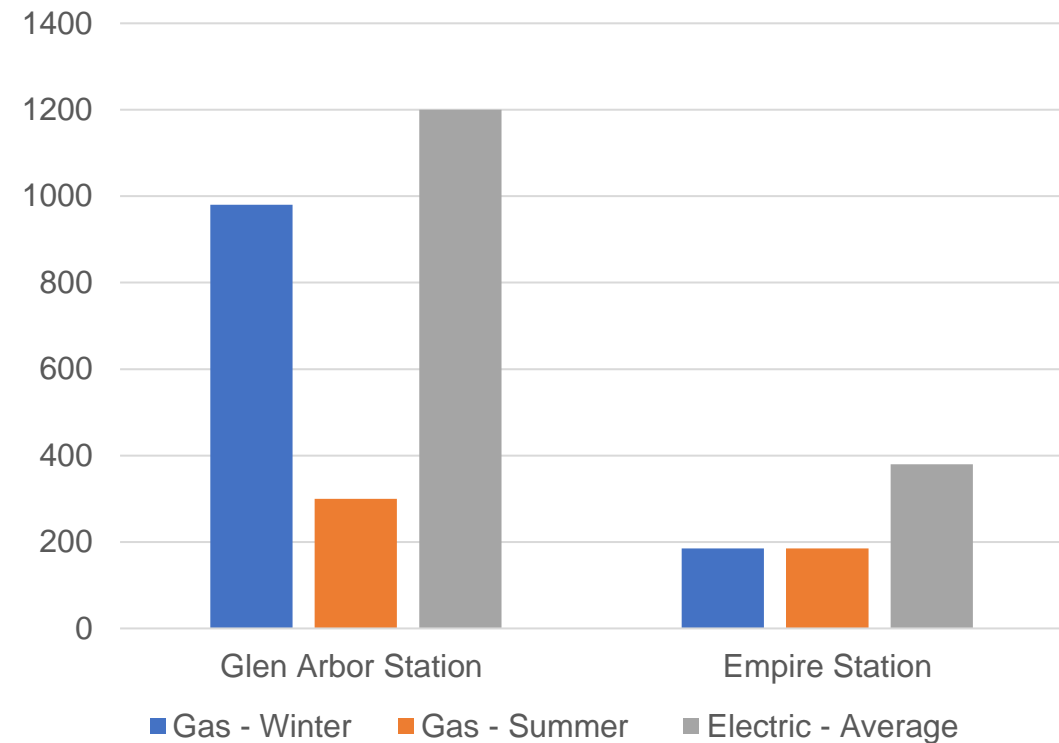
Average Monthly Costs



What Our Neighbors Spend

- Gas
 - DTE Energy
- Electric
 - Consumers Energy

Glen Lake Fire - Average Monthly Costs

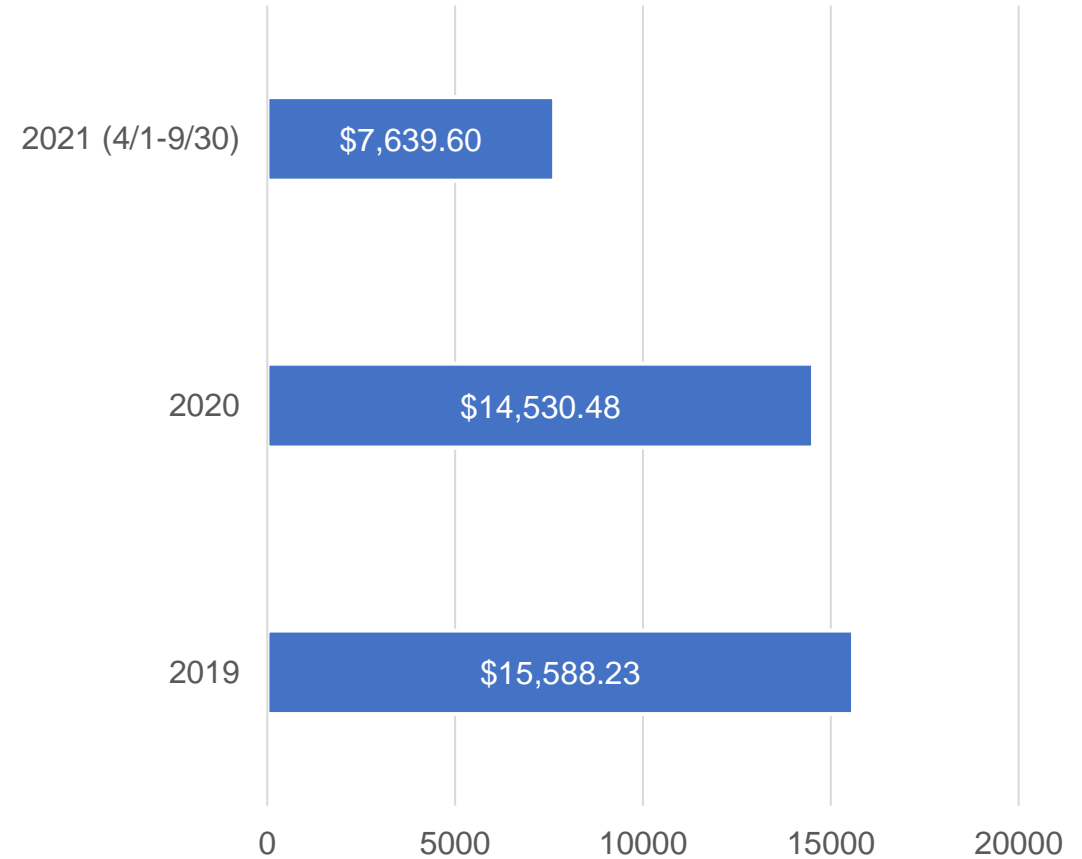


Current Conditions

-Yearly Utilities Cost-

- Water Tank Pumping
 - Williams & Bay Pumping
- Gas
 - DTE Energy
- Electric
 - Consumers Energy

Annual Utilities Total Cost



Summary of Necessary Projects

- This is not the complete list but our top four priorities in order. Of these projects #3 is a maintenance condition and is being accounted for in future department budgets.
- Projects #1, 2 & 4 meet capital projects criteria in the opinion of our department attorney Mr. Bieganowski.

1. Our top priority is the floors in the apparatus rooms. The drains do not have bottoms and the area around the grating is hazardous for our members and visitors to the station. This project was only bid on by one company, Spence Brothers. Other companies looked at the job but were not willing to offer any pricing. The official proposal for the floor repair will be attached to this report.
2. Our second priority is the exterior of the building. The current exterior walls do not provide much for insulation and are a contributor to our high utilities cost, especially in the winter months. By addressing the current exterior finishing we would be able to reduce our utilities cost and eliminate the need for continuous paint maintenance and the eventual replacement of the traditional siding on the gables of the building. We also need to install a gutter system to control the water run off from the roof. The water causes multiple issues related to ice in walking areas and as a protective measure for the HVAC in the bunkroom addition where the water causes the units to stop working.
3. Appliance and fixture replacement. We are currently in the process of having an energy audit completed by Consumers Energy. This will give us a good idea of the condition of our existing fixtures and provide ways for us to be more energy efficient, thereby reducing cost. The same is being explored through DTE energy for our natural gas usage.
4. Garage Doors. Earlier this year we had our garage doors serviced for the first time in many years. This included weather strip replacement and door adjustment. Even with this service our doors are nearing the end of their practical service life. By replacing the doors with new, we will be able to add glass panels that will increase the ambient light in the apparatus rooms and not require us to have as many lights on during the daylight hours, again reducing energy cost. The second benefit will be the ability to service them should a breakdown occur. Our current equipment is not easily serviced and according to the service company our door panels are becoming more difficult to acquire. This may lead to mismatched panels and doors that will not present a professional appearance to the vehicles that pass by.